

MARANA ORDINANCE NO. 2023.012

RELATING TO LAND DEVELOPMENT; REVISING MARANA TOWN CODE TITLE 17 (LAND DEVELOPMENT), CHAPTER 17-4 (ZONING), SECTION 17-4-5 (RESIDENTIAL ZONING DISTRICTS R-180, R-144, R-80, R-36, R-16, R-10, R-8, R-7, R-6, R-5, R-4, AND R-3) TO INCREASE THE MAXIMUM ALLOWABLE BUILDING HEIGHT FOR THE MAIN BUILDING IN THE R-180, R-144, AND R-80 ZONES, AND SECTION 17-4-7 (COMMERCIAL ZONING DISTRICTS) TO PROVIDE THAT THE REQUIRED MINIMUM SITE AREA IN THE VILLAGE COMMERCIAL (VC) ZONING DISTRICT MAY BE LESS THAN 10 ACRES IN CERTAIN CIRCUMSTANCES; AND DESIGNATING AN EFFECTIVE DATE

WHEREAS A.R.S. §9-462.01 provides that the governing body of a municipality may adopt zoning regulations in order to conserve and promote the public health, safety and general welfare; and

WHEREAS the Mayor and Council of the Town of Marana have adopted Marana Town Code Title 17 (Land Development) to promote the health, safety, order, and general welfare of the present and future inhabitants of the Town; and

WHEREAS the Mayor and Council of the Town of Marana find that revising Marana Town Code Chapter 17-4 as set forth in this ordinance is in the best interests of the Town and its residents.

NOW THEREFORE BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, as follows:

SECTION 1. Marana Town Code Title 17 (Land Development), Chapter 17-4 (Zoning), Section 17-4-5 (Residential zoning districts R-180, R-144, R-80, R-36, R-16, R-10, R-8, R-7, R-6, R-5, R-4, and R-3) is hereby amended as follows (with deletions shown with ~~strikeouts~~ and additions shown with double underlining):

17-4-5 Residential zoning districts R-180, R-144, R-80, R-36, R-16, R-10, R-8, R-7, R-6, R-5, R-4, and R-3

[No revisions to paragraph A]

B. The following development standards apply in the R-180, R-144, R-80, R-36, R-16, R-10, R-8, R-7, R-6, R-5, R-4, and R-3 zones:

[No revisions to subparagraphs 1 through 6]

7. Table 4 (development standards per residential zone) establishes the site development standards of the residential zones (with the column headings deleting the "R-" portions of the zone designations, and where "B" signifies that the item is governed by minimum building code requirements only):

Table 4. Development standards per residential zone (only amendments to Table 4 are shown; the remainder of Table 4 is unchanged)

Development standard	Zone R-__											
	180	144	80	36	16	10	8	7	6	5	4	3
Maximum building height (feet) –												
Main building	<u>3035</u>	<u>3035</u>	<u>3035</u>	30	30	30	30	30	30	30	30	30

SECTION 2. Marana Town Code Title 17 (Land Development), Chapter 17-4 (Zoning), Section 17-4-7 (Commercial zoning districts) is hereby amended as follows (with additions shown with double underlining):

17-4-7 Commercial zoning districts

[No revisions to paragraphs A through D]

E. The following development standards apply in the commercial zones:

Table 6. Development standards per commercial zone (only amendments to Table 6 are shown; the remainder of Table 6 is unchanged)

Development standard	RR	NC †	VC ‡
Site area	10 acres min.	1 acre min., 20-acre max.	10 acres <u>min.</u> [√]

√ Site area in the VC zone district may be less than 10 acres when property is rezoned from a legacy zone district to VC or when property is rezoned to VC in an area that is substantially comprised of commercial sites of less than 10 acres.

SECTION 3. The various town officers and employees are authorized and directed to perform all acts necessary or desirable to give effect to this ordinance.

SECTION 4. All ordinances, resolutions, or motions and parts of ordinances, resolutions, or motions of the Council in conflict with the provisions of this ordinance are hereby repealed, effective as of the effective date of this ordinance.

SECTION 5. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, the decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 6. This ordinance shall be effective on the 31st day after its adoption.

PASSED AND ADOPTED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, Arizona, this 18th day of April 2023.



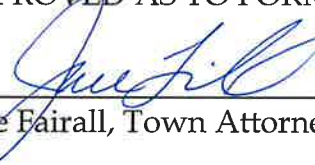
Mayor Ed Honea

ATTEST:



David L. Udall, Town Clerk

APPROVED AS TO FORM:



Jane Fairall, Town Attorney

